



17 APPLEWOOD DRIVE
GONERBY HILL FOOT, GRANTHAM, NG31 8QN

£775 Per month
Part furnished

VIEWING SLOTS AVAILABLE FOR THE MORNING OF THE 6TH OCTOBER - PLEASE CALL 01664 560181 TO ARRANGE A VIEWING!

A well presented two bedroom mid terrace town house situated on a popular residential estate in Grantham. The property benefits from a modern kitchen, bathroom, and modern electric heating system and briefly comprises of lounge, kitchen, two bedrooms, bathroom and a low maintenance garden with open views to the rear. To the front there is a driveway providing off street parking for 2 cars. Grantham benefits from excellent transport links due to its proximity to the A1 and direct rail links to London.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Townhouse



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with door to front and a modern electric heater.

KITCHEN

A recently fitted kitchen comprising of a range of gloss white eye and base level units, stainless steel sink set in wood effect laminate worktops, plumbing for washing machine, space for fridge freezer, integrated electric hob and oven and a vinyl floor.

LOUNGE/DINER

11'08 x 15'08

with under stairs store cupboard, modern electric heater, brand new fitted carpet and sliding patio doors to the rear.

STAIRS TO FIRST FLOOR LANDING

Leading to:-

FRONT DOUBLE BEDROOM

9'10 X 9'02

With built in wardrobe, airing cupboard housing immersion heater and a modern electric heater.

REAR DOUBLE BEDROOM

10 x 9'07

with built in wardrobe and modern electric heater.

BATHROOM

A recently fitted suite comprising bath with electric shower over, wash basin and WC, heated towel rail, aqua board splashback and a vinyl floor.

OUTSIDE

Driveway to front providing off road parking for 2 cars. Designated parking space to LHS of block. Low maintenance rear garden with views over open fields. Foot or bicycle access to rear garden.

LOCATION

To locate the property from Grantham, take North Parade out of the town centre and continue straight onto Gonerby Road. Turn right onto Hazelwood Drive. Take the last turning on your left onto Cherry Wood Drive and Applewood Drive will be found on your right-hand side.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some blinds only.

Council Tax : South Kesteven Council : A.

Deposit : £894

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage.

EPC : D.

STRICTLY NO PETS PERMITTED.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



TERMS

RENT:	£775 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£894
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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